

PLANNING COMMISSION MINUTES

October 25, 2011

6:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Michael Allen, Sean Monson, Von Hill, City Council Representative Beth Holbrook, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: David Patton, new Planning Commission member.

Chairman Tom Smith welcomed all those present.

Beth Holbrook made a motion to approve the minutes for October 4, 2011 as written. Sean Monson seconded the motion and voting passed 5-0 in favor. Tom Smith recused himself from voting.

1. Consider final commercial site plan approval for Creative Arts Academy located at 165 S. Main, Sean Monson, applicant.

Sean Monson recused himself from this item. Sean & Jana Monson, applicants, were present. Paul Rowland explained that the Monsons are requesting final site plan approval for the Creative Arts Academy addition located at 165 S. Main Street.

The Planning Commission considered this proposal on September 20th and recommended preliminary approval with several conditions related to snow loads, egress, and site configuration. Since that time staff has met with the project architect and contractor on several occasions and they have modified the plans to address the issues.

Mr. Rowland explained that the applicants have fixed the grading and egress issues by adding a vestibule to the rear entrance that contains an additional set of stairs and an ADA accessible ramp such that the site now drains away from the doors to the parking lot. There is still a small ramp on the southeast corner that accesses a storage space and the 2nd floor emergency stairway that has a trench drain which will drain into the same system that handles the roof drains, which goes out into the storm drain on Main Street.

Staff recommends final commercial site plan approval for the Creative Arts Academy addition, with the condition that any redline corrections be made and with the finding that it meets the minimum site plan criteria set forth in Section 14-2-304.

There was a discussion regarding the elevations and drainage on the property.

Michal Allen made a motion to recommend to the City Council final commercial site plan approval for Creative Arts Academy located at 165 S. Main. Von Hill seconded the motion and voting passed 5-0 in favor with Sean Monson recusing himself.

Mr. Monson returned to the table.

2. Consider conversion from condominiums to PUD Plat approval for South Pointe Townhomes located at 1835-1871 S. Main, Tiffany Thornock, applicant.

Tiffany Thornock, applicant, was present. Aric Jensen explained that the homeowners' association for South Pointe Condominiums are requesting vacating the existing South Pointe Condominium Plat and approval of a PUD Plat for the same property. The applicants have submitted a copy of the proposed PUD Plat to the Engineering Department for review, and the Engineering Department believes that it is ready for approval, with the exception of some minor redlines.

The reason for the request is basically the same as for all of the recent condo to PUD conversions – the owners of the units are having a difficult time obtaining financing because of current lending policies. Since no new dwelling units are being created, and since the project is not being expanded or physically modified, Staff recommends approval of the request to vacate the existing South Pointe Condominium Plat and to approve the South Pointe PUD Plat.

Staff recommends vacation of the South Pointe Condominium Plat and approval of the South Pointe PUD Plat, with the following conditions:

1. Make redline corrections.
2. Submit a current title report.
3. Submit the signed final mylar ready for utility signatures.
4. Payment of checking and recording fees.

Ms. Thornock thanked Von Hill for helping her through the process of changing the property to a PUD. Ms Thornock mentioned that there have been several owners that would like to sell their units but with the financial situation it creates problems.

Mr. Jensen mentioned that the Fire Marshall requires that an address sign must be posted on the street with the address and unit numbers on it. It is not a condition of this approval but it needs to be done to meet Fire Codes.

Dave Badham made a motion to recommend to the City Council approval of the conversion from condominiums to a PUD for South Pointe Townhomes located at 1835-1871 S. Main Street subject to the conditions outlined by staff. Sean Monson seconded the motion and voting past by 5-0 in favor. Von Hill abstained from voting.

3. Consider an approval for a Conditional Use Permit letter for South Davis Water located at 4001 Bountiful Blvd, Jake Ferguson, applicant.

Aric Jensen explained that this is the Conditional Use Permit letter that memorializes the approval of the South Davis Water Conditional Use permit. The Commission is authorizing the Chairman to sign the letter. Mr. Jensen asked the Commission to review the letter and verify that the conditions are correct and authorize the Chairman, Tom Smith, to sign it.

Beth Holbrook made a motion to approve the Conditional Use Permit letter as written. Sean Monson seconded the motion and voting was unanimous in favor.

4. Planning Director's report and miscellaneous business.

There was no other business to discuss.

Meeting adjourned at 6:35 p.m.